

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: UPE19-0072 - Azari Winery

Lead Agency: Permit Sonoma

Contact Name: Adam Sharron - Project Planner

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Phone Number: (707) 565-7389

Project Location: Petaluma
City

Sonoma County
County

Project Description (Proposed actions, location, and/or consequences).

A request for a Use Permit to construct a new 2,809-square foot tasting room on a 16.6-acre parcel zoned LEA B6 100, RC50/50. A total of 4,973-square feet of patio/walkways are proposed along with a 2,000-square foot terrace; restrooms are proposed in a new 302-square foot building located 8-feet from the proposed tasting room. Tasting room hours of operation to be 11:00am to 5:00pm, Thursday-Sunday; no more than 20 wine tasting guests allowed per day. Seven (7) winery events (5 Agricultural Promotional and 2 Industry-Wide) per year are proposed for a total of seven (7) event days. Hours of operation for events to be 11:00am to 5:00pm. A maximum of 125 guests are allowed per event; staffing to range from two (2) staff for regular operations to up to nine (9) staff for events. An entrance driveway and an exit driveway are proposed off of Spring Hill Road, with a new parking lot (30 spaces, including 2 accessible) proposed adjacent to the new tasting room building; in addition, an overflow parking area (29 spaces) is proposed for a total of fifty-nine (59) parking spaces provided. Subject parcel located at 1321 Spring Hill Road, Petaluma (APN 020-050-026).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Proposed Mitigation Measures:

VIS-1: Provide exterior lighting plan consistent with County standards

AIR-1: Implement dust control measures and include on all site plans

BIO-1: Include a Note on Map: Bird-nesting season

BIO-2: Include a Note on Map: American Badger habitat

NOISE-1: Winery Events shall have no outdoor amplified or acoustic music performances or amplified speech

NOISE-2: Large Events shall occur within the winery structures and outdoor gatherings shall be limited to 20 guests or less

NOISE-3: Music performances or amplified speech during winery events shall occur within the tasting room with windows and doors closed

NOISE-4: Standard construction Best Management Practices shall be included on all construction plans and implemented during construction

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

An Early Neighborhood Notification was posted on-site and mailed to parcel owners within a 300-foot radius buffer from the subject parcel on January 22, 2021, and no responses were received. In addition, a Hearing Notice for a March 28, 2024, Sonoma County Board of Zoning Adjustments hearing was posted on-site and mailed to parcel owners within a 300-foot radius buffer from the subject parcel on March 18, 2024. Permit Sonoma received community member comments regarding traffic impacts, project compatibility with the neighborhood rural character, the number and intensity of visitor-serving activities and events, noise concerns, and the preservation of rural open agricultural space.

Provide a list of the responsible or trustee agencies for the project.